



**AGENDA**  
**Joint Workshop Meeting**  
**Planning and Zoning Commission**  
**Thursday, June 22, 2006, at 2:00 P.M.**  
**Council Chambers, City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

1. Presentation, possible action and discussion regarding annexation policies of the City of College Station in joint session with the City Council.
2. Presentation, possible action and discussion on an update regarding the creation of historic or neighborhood overlay districts in joint session with the City Council.

Notice is hereby given that a Joint Workshop Meeting of the College Station Planning and Zoning Commission, College Station, Texas will be held on the Thursday, June 22, 2006, at 2:00 P.M. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the \_\_\_\_ day of June, 2006, at \_\_\_\_\_

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on June \_\_, 2006, at \_\_\_\_\_ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2006.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

**This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov). Council meetings are broadcast live on Cable Access Channel 19.**

**June 22, 2006  
Workshop Agenda  
Review of Annexation Policy**

**To:** Glenn Brown, City Manager

**From:** Lance Simms, Acting Director of Planning & Development Services

**Agenda Caption:** Presentation, possible action and discussion regarding annexation policies of the City of College Station, in joint session with the Planning & Zoning Commission.

**Recommendation(s):** Following a presentation by staff, consider and discuss annexation policies and development trends in joint session with the Planning & Zoning Commission, and provide policy direction to staff.

**Summary:** The purpose of this item, in joint session with the Planning & Zoning Commission, is to review and assess the City's existing annexation policy and seek direction from the Council with input from the Planning & Zoning Commission for future annexation activities. Last year, four themes emerged from the Council retreat: growth management, economic development, neighborhoods, and collaboration. Annexation is a tool that can address each of these themes. According to "A Guide to Urban Planning in Texas" (2002):

Annexation is the process by which a city extends its municipal services, regulations, voting privileges and taxing authority to new territory. Cities annex territory to provide urbanizing areas with municipal services and to exercise regulatory authority necessary to protect public health and safety. Annexation is also a means of ensuring that residents and business outside a city's corporate limits who benefit from access to the city's facilities and services share the tax burden associated with constructing and maintaining those facilities and services. Annexation and the imposition of land use controls may also be used as a growth management technique to implement a comprehensive plan.

Additional information is contained within the Item Background (attached).

**Budget & Financial Summary:** Not applicable at this time; however, a fiscal impact analysis would be made for any area(s) subject to annexation proceedings or included in an amendment to the City's Annexation Plan.

**Attachments:**

1. Item Background
2. Annexation Plan
3. Map of the College Station City Limits and Extra-territorial Jurisdiction (ETJ)
4. Map of College Station Existing Water CCN
5. Map of College Station Proposed Sewer CCN
6. Summary of ETJ development trends

### **Item Background**

Chapter 43 of the Local Government Code requires cities to prepare, adopt and maintain an Annexation Plan. Areas included in the plan can be annexed on the third anniversary of the adoption or amendment of the plan to that same property. In this context, the plan serves to provide a three-year notice to property owners of a city's intent to annex their property. The statute also provides several exceptions to the requirement to include land in an annexation plan. Two of these are applicable to College Station, as follows:

1. Areas that contain fewer than 100 tracts on which one or more residential dwellings are located on each tract.
2. Areas where more than 50 percent of the real property owners have petitioned for annexation.

### **Current Policy**

College Station does not have a formally adopted policy supporting the annexation of additional territory. The City's statutorily mandated annexation plan provides that the City has no plans for annexation, such that the only areas that may be considered for annexation are those areas that are exempt from the annexation requirements of Chapter 43. A copy of the existing annexation plan is attached.

College Station's growth trends indicate the need to review our annexation policy. Significant development (residential and commercial) is occurring in the extraterritorial jurisdiction (ETJ). Regulatory controls, including but not limited to zoning, non-residential architectural standards, and fire code and building codes should be considered in some areas that are referred to as gateways in and out of College Station and that are experiencing significant development pressure. Recently, College Station Utilities (CSU) has taken measures toward wastewater treatment by applying to extend the City's sewer certificated area (CCN) into most of the existing ETJ.

RESOLUTION NO. 12-9-99-16.02

A RESOLUTION ADOPTING AN ANNEXATION PLAN FOR THE CITY OF COLLEGE STATION, TEXAS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the Municipal Annexation Plan for the City of College Station, Texas, as set out in Exhibit "A", attached hereto is hereby adopted.

PART 2: That said municipal annexation plan may be amended by resolution of the College Station City Council.

PASSED, ADOPTED and APPROVED this 9th day of December 1999.


ATTEST:

  
CONNIE HOOKS, City Secretary

APPROVED:

  
LYNN McILHANEY, Mayor

APPROVED:

  
HARVEY CARGILL, JR.  
City Attorney

**EXHIBIT A**  
**MUNICIPAL ANNEXATION PLAN FOR THE**  
**CITY OF COLLEGE STATION, TEXAS**

Pursuant to Section 43.052 of the Local Government Code, The City of College Station will only annex areas that are identified in this municipal annexation plan or exempt from the provisions of Section 43.052.

Areas specifically identified herein may be annexed on the third anniversary of the adoption date of this plan or on the third anniversary an amendment to include such area in this plan. Specific areas planned for adoption, if any are:

No areas are identified for annexation.

Other areas that may be considered for annexation by the City of College Station include only areas that are exempt from Section 43.052 including:

- A. Areas which contain fewer than 100 separate tracts of land on which one or more residential dwellings are located on each tract.
- B. Areas annexed by petition of more than 50 percent of the real property owners in the area proposed for annexation or by vote or petition of the qualified voters or real property owners.
- C. An area which is or was the subject of an industrial district contract under Section 42.044 of the Local Government Code.
- D. An area which is or was the subject of a strategic partnership agreement under Section 43.0751.
- E. An area annexed under Section 43.026, 43.029 or 43.031 of the Local Government Code.
- F. An area the City Council of the City of College Station determines that the annexation of the area is necessary to protect the area proposed for annexation or the City of College Station from:
  - a) Imminent destruction of property or injury to persons.
  - b) A condition or use that constitutes a public or private nuisance as defined by background principles of nuisance and property law of the State of Texas.

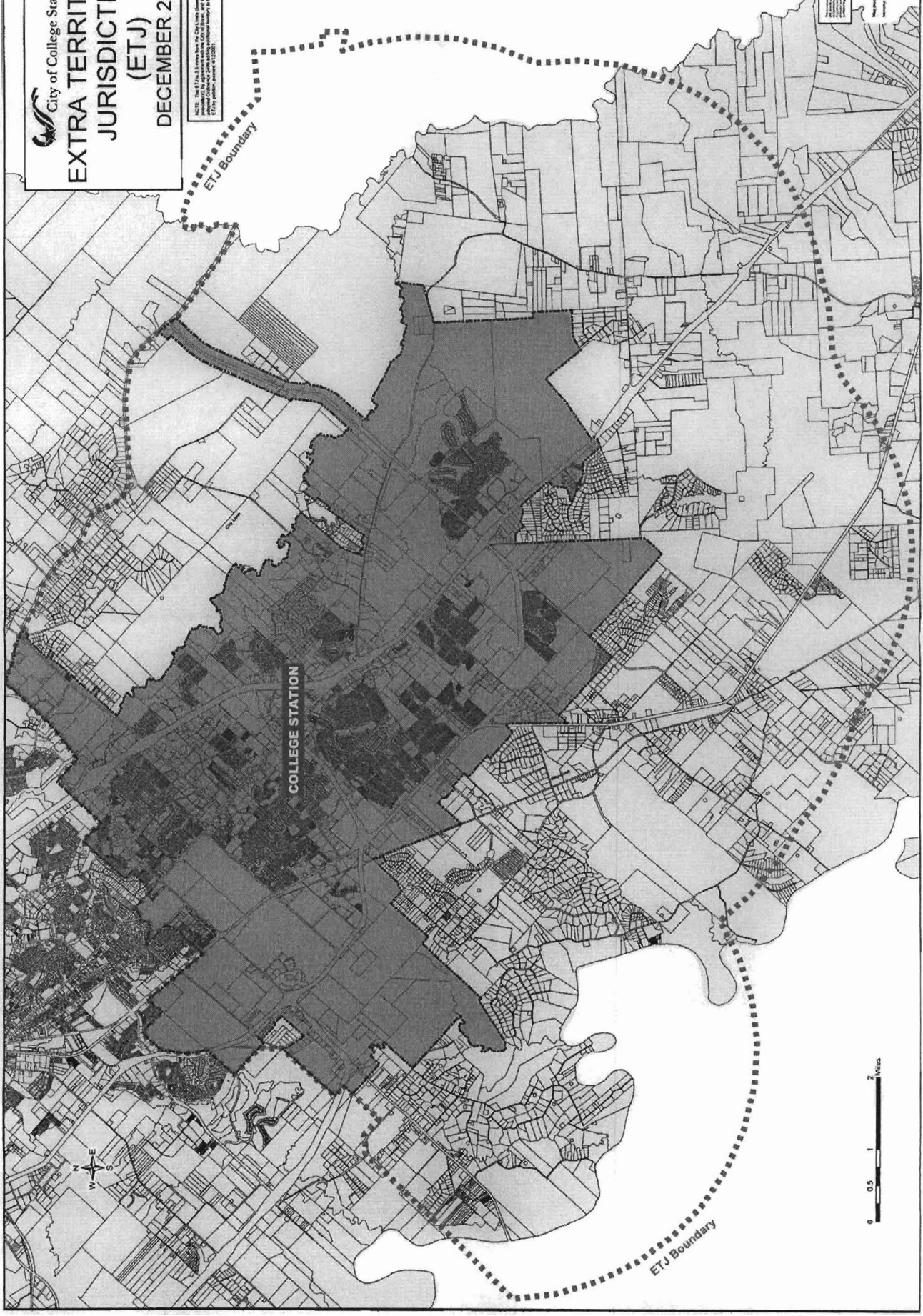
Following adoption of this municipal annexation plan by the College Station City Council, and so long as the City of College Station maintains an Internet website, the City of College Station will post and maintain on its Internet website:

- A. This municipal annexation plan.
- B. Any amendments to include an area in this municipal annexation plan until the date the area is annexed.
- C. Any amendments to remove an area from this municipal annexation plan until the date the area is again eligible for inclusion in the plan.


**City of College Station**  
**EXTRA TERRITORIAL**  
**JURISDICTION**  
**(ETJ)**  
**DECEMBER 2004**

2004 - The ETJ is shown here for City limits. Changes in  
 jurisdiction to the City limits are shown in the City limits. The  
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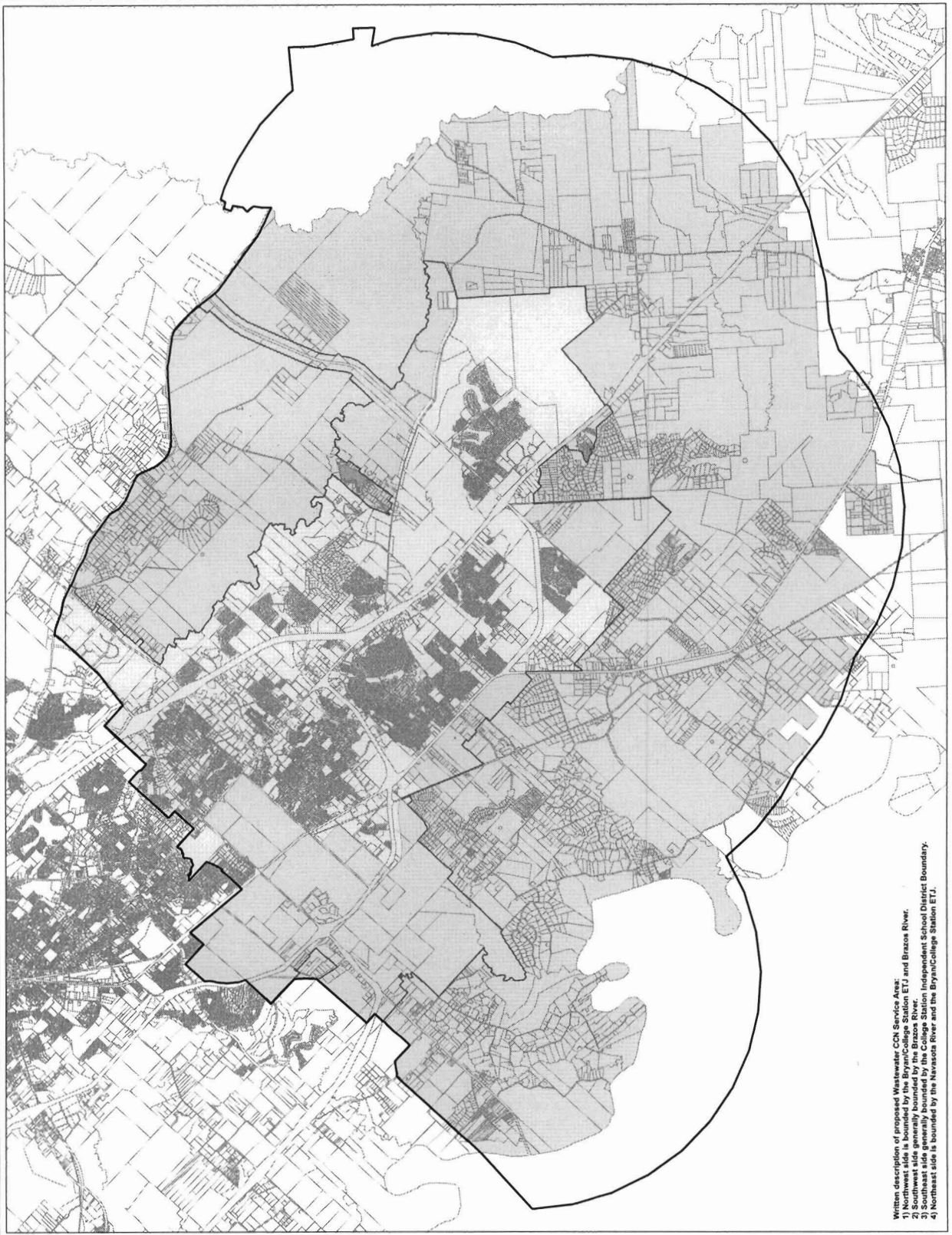
# **City of College Station Proposed Addition For Wastewater CCN**

**29 June 2005**



- City of College Station ETJ
- College Station City Limits
- College Station CCN 20126
- Proposed College Station Wastewater CCN Addition
- Nantucket, Ltd. CCN 20934
- Carter Lake CCN 20708

**City of College Station  
P.O. Box 9960  
College Station, TX 77842**



Written description of proposed Wastewater CCN Service Area:  
 1) Northeast side generally bounded by the Bryan/College Station ETJ and Brazos River.  
 2) Southwest side generally bounded by the Brazos River.  
 3) Southeast side generally bounded by the College Station Independent School District Boundary.  
 4) Northeast side is bounded by the Navasota River and the Bryan/College Station ETJ.

Development Trends in the Extra-territorial Jurisdiction (ETJ)

**Population Estimates & Projections**

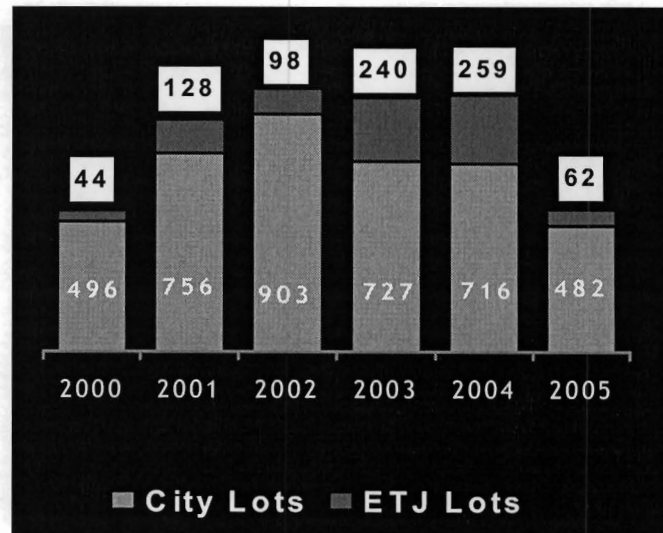
Since the last Census in 2000, the rate of population change has been significant in the City of College Station and the ETJ. According to the projections, the ETJ population is anticipated to increase approximately 17% by 2016. In the City, the population is projected to increase almost 55% for the period 2000 – 2016. These projections do not account for any future annexation activity.

	City	ETJ	Total
2000	67,890	11,380	79,270
2001	72,020	11,494	83,514
2002	75,752	11,609	87,361
2003	78,309	11,725	90,034
2004	80,214	11,842	92,056
2005	81,930	11,960	93,890
2006	84,035	12,080	96,115
2007	86,140	12,201	98,341
2008	88,246	12,323	100,569
2009	90,351	12,446	102,797
2010	92,456	12,571	105,027
2011	94,562	12,696	107,258
2012	96,667	12,823	109,490
2013	98,772	12,952	111,724
2014	100,877	13,081	113,958
2015	102,983	13,212	116,194
2016	105,088	13,344	118,432

**Platting Trends**

For the last four out of six years, the total number of lots platted has exceeded 800. A significant proportion of these lots are in the ETJ. Recently, the Subdivision Regulations were amended to require fire flows in the ETJ and likely contributed to the reduced number of lots platted in the ETJ last year.

Since 2003, approximately 3% of the lots platted were in the ETJ.



**June 22, 2006**  
**Workshop Agenda**  
**Discussion of Neighborhood Preservation Options**

**To:** Glenn Brown, City Manager  
**From:** Lance Simms, Acting Director of Planning & Development Services

**Agenda Caption:** Presentation, possible action and discussion on an update regarding the creation of historic or neighborhood overlay districts, in joint session with the Planning & Zoning Commission.

**Recommendation(s):** Provide feedback and direction for staff regarding neighborhood preservation options.

**Summary:** This item is a follow-up to the March 23<sup>rd</sup> Council Workshop regarding Historic Preservation. At that meeting, Bratten Thomason from the Texas Historical Commission made a presentation regarding the creation of historic districts, the Certified Local Government program and a review of basic preservation tools for cities. That item was the result of information meetings held during the past year in the Southside and Eastgate areas regarding the creation of historic districts.

This follow-up is specifically to provide further information to Council regarding the components, requirements and process for establishing historic districts. Staff will also present a neighborhood overlay alternative as an option to establishing historic districts. A neighborhood overlay could be used to address some of the concerns associated with infill development in established neighborhoods - such as building mass, neighborhood character, impervious cover and landscape preservation.

**Budget & Financial Summary:** N/A